

2/29

202199040502



PROPERTY OWNERS ASSOCIATION 4<sup>TH</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**WYNN BROOK HOMEOWNERS ASSOCIATION**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Guadalupe §

1. Name of Subdivision: Wynn Brook
2. Subdivision Location: Guadalupe County
3. Name of Homeowners Association: Wynn Brook Homeowners Association
4. Recording Data for Association: Plats filed in Volume 6 pages 544, 587, 641
5. Recording Data for Declaration and any amendments: Declarations filed under Volume 1848, pg 620; Volume 1942, pg 29; Volume 1965, pg 991.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Community Manual is filed in the county under Document number 2016001373:  
Articles of Incorporation; Bylaws; Solar Device and Energy Efficient Policy;  
Rainwater Harvesting System Policy; Flag Display and Flagpole Installation Policy;  
Display of Certain Religious Items Policy; Assessment Collection Policy; Record Inspection, Copying and Retention Policy; Statutory Notice of Posting and Recordation of Association Governance Documents; Statutory Notice of Annual Meetings, Elections, and Voting; Statutory Notice of Conduct of Board Meetings

Collection Policy Enforcement Resolution dated 10/1/2016 is filed under Document No. 2016021019

Wynn Brook Homeowners Association Billing Policy and Payment Plan Guidelines are filed under Document No. 201899027642.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 22<sup>nd</sup> day of November, 2021.

Wynn Brook Homeowners Association

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

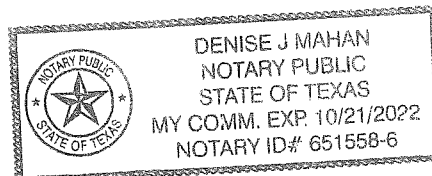
County of Bexar §

This instrument was acknowledged and signed before me on 22<sup>nd</sup>  
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Wynn Brook Homeowners Association, on behalf of said association.

Denise J Mahan  
Notary Public, State of Texas

After Recording, Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232





This page has been added by the Guadalupe County Clerk's office to comply with the statutory requirement that the recording information shall be placed at the foot of the record.

202199040502

I certify this instrument was FILED and RECORDED  
in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
11/24/2021 03:45:10 PM PAGES: 3 TIFFANY  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*